

AGENDA

CITY OF GEORGE COUNCIL MEETING

August 18, 2026

Please contact the clerk 24 hours prior to this meeting if you require special accommodations or to request an auxiliary aid.

In-person meeting—Location: George Community Hall 403 W. Montmorency Blvd

AGENDA ITEMS

- 1 CALL TO ORDER at 7:00 PM and Flag Salute
- 2 ROLL CALL
- 3 PUBLIC HEARING- 2026-2031 and 2027-2032 Six Year Transportation Improvement Plan (STIP) – Mike Meskimen
- 4 APPROVAL OF AGENDA -Additions or Corrections to published Agenda
- 5 IDENTIFICATIONS OF CITIZENS WISHING TO SPEAK ON AGENDA ITEMS UNDER ITEMS 8 OR 9
- 6 PUBLIC COMMENT- Maximum 3 minutes per person (15 minutes total meeting time to address the council on subjects that are the council's business "and not involving personnel matters")
- 7 CONSENT AGENDA—All of the items listed below will be enacted by one motion unless a Council member requests an item be removed from the Consent Agenda for discussion.
 - A. Minutes for Regular Meeting 7.21.2026
 - B. Claims Approval
- 8 OLD BUSINESS
 - A. Travis Herring Farms, LLC Lease renewal – Council Approval
- 9 NEW BUSINESS
 - A. Ratification of the Mayor's signature on the Public Works Board funding application for the City's Water System Plan – Mike Meskimen (Council Approval)

B. 2026 Lodging Tax Fund Grant Applications- Blue Grass Festival – Amy

C. City Attorney Discussion – Remote Attendance at Council Meetings and
Technology Provided for Virtual Participation – Chuck Zimmerman

D. Port of Quincy M&I Water Application Discussion – Curt Morris

10 COUNCIL COMMENTS AND QUESTIONS

11 MEETINGS:

12 EXECUTIVE SESSION:

13 ADJOURNMENTS

CITY OF GEORGE
STATE OF WASHINGTON
July 21, 2026

COUNCIL MEETING: Regular Meeting

PLACE: George Community Hall

PRESENT: Council Member Melissa Maldonado, Council Member Kate Schooler (remote), Council Member Debby Kooy, Council Member Patty Neff, Council Member Julia Schooler.

STAFF IN ATTENDANCE: City Clerk Amy Grace, City Public Works Superintendent Aaron Harwood, City Maintenance Norm Holden, City Engineer Mike Meskimen, City Planner Alex Kovach; City Attorney Chuck Zimmerman.

Guests in attendance: Patric Connelly, Brent Donlen, David Durfee, Travis Herring

CALL TO ORDER: Mayor Pro Tem Julia Schooler at 7:00 p.m., followed by the flag salute.

ROLL CALL: Council Member Melissa Maldonado made a motion to excuse Mayor Juan Villalpando. Council Member Debby Kooy seconded. Motion passed 5-0.

ABSENT: Mayor Juan Villalpando

APPROVAL OF AGENDA: Council Member Melissa Maldonado made a motion to approve the agenda. Council Member Debby Kooy seconded. Motion passed 5-0.

CITIZENS WISHING TO SPEAK ON AGENDA ITEMS 7 OR 8: None

PUBLIC COMMENT: Patric Connelly asked City staff for an update on the Wastewater Treatment Plant project. City Planner Alex Kovach stated the project is currently in SEPA review. City Engineer Mike Meskimen added that the Wastewater Facility Plan Feasibility Study is under review with the Washington State Department of Ecology.

Port of Quincy Security Officer Angel Diaz commented on speeding concerns within the school zone area and noted that the Grant County Sheriff's Department is unwilling to enforce speed violations because the flashing school lights remain activated 24 hours a day. He stated that the speed limit is 20 mph throughout the City limits regardless of school hours. Council discussed the matter and agreed City staff should turn off or remove the flashing school lights and update City signage so the Sheriff's Department will enforce speed violations.

Grant County Fire District 3 Chief Durfee informed the Council that the Fire District intends to resubmit the parking lot paving project plans for the George Fire Station.

CONSENT AGENDA:

Council Member Melissa Maldonado made a motion to approve the Consent Agenda and approval of vouchers #19692-19731 in the amount of \$104,542.24 and electronic checks in the amount of \$45,361.61. Council Member Kate Schooler seconded. Motion passed 5-0.

OLD BUSINESS – Ordinance 2026-01 – Prohibition of Kratom Products

Council reviewed Ordinance 2026-01 adopting GMC Chapter 6.06 relating to the prohibition of the sale, advertisement, and distribution of kratom products.

Council Member Melissa Maldonado made a motion to approve Ordinance 2026-01. Council Member Debby Kooy seconded. Motion passed 5-0.

OLD BUSINESS - George Climate Planning Grant – Policy Audit Deliverable 3

City Planner Alex Kovach presented Deliverable 3 of the Climate Planning Grant Policy Audit. Council discussed recommended policy updates and next steps. No action taken.

OLD BUSINESS - Travis Herring Farms, LLC Lease Renewal – Discussion with Lessee Regarding Proposed Amendments to Existing Lease Expiring 12/31/2026

Travis Herring addressed the Council regarding proposed amendments to the existing lease. He requested that the amended contract reflect an annual rent amount of **\$500**, that **cattle grazing be permitted** on the leased property, that the **Lessee be responsible for minor repairs up to \$1,000**, and that **all power-related utilities** associated with the leased premises be paid by the City. Council discussed the requested changes and provided direction to staff and legal counsel to incorporate the proposed amendments into a draft lease for future Council review.

NEW BUSINESS - Grant County Economic Development Council – 2026 Municipal Service Agreement

Council considered the 2026 Municipal Service Agreement with GCEDC.

Council Member Melissa Maldonado made a Motion to approve the agreement and authorize the Mayor to sign. Council Member Debby Kooy seconded. Motion passed 5-0.

NEW BUSINESS - Ordinance 2026-02 – Complete Streets Program

Council reviewed Ordinance 2026-02 adopting GMC Chapter 11.15 establishing a Complete Streets Program.

Council Member Kate Schooler made a Motion to approve Ordinance 2026-02. Council Member Melissa Maldonado seconded. Motion passed 5-0.

NEW BUSINESS - Pathway Illumination TIB Application

City Engineer Mike Meskimen presented the proposed TIB application for pathway illumination along Royal Anne Drive/Washington Way South and Frontage Road to Parkhill Ave. and recommended Council approve.

Council Member Melissa Maldonado made a motion to approve submission of the TIB application Council Member Debby Kooy seconded. Motion passed 5-0.

NEW BUSINESS - Set Public Hearing Date – 2026–2031 and 2027-2032 Six Year Transportation Improvement Plan (STIP)

Council Member Patty Neff made a motion, Council Member Debby Kooy seconded to set a public hearing for the City's 2026–2031 and 2027-2032 STIP for the next scheduled Council Meeting, August 18, 2026 at 7:00 p.m. Motion passed 5-0.

NEW BUSINESS - Public Works Board (PWB) Award Letter – Acceptance of Award and Authorization for Mayor to Sign

City Engineer Mike Meskimen presented an award notification letter from the Public Works Board for the Lift Station and Wastewater Treatment Facility Upgrades project. The PWB conditionally approved the City's pre-construction application at its May 15, 2026 board meeting and awarded a total of \$980,000, consisting of \$490,000 in loan funding and \$490,000 in grant funding. The loan carries an interest rate of 0.53% with a five year term. The letter states that eligible project costs incurred from the date of board approval are reimbursable. Threshold checks and underwriting have been completed, and the PWB will issue the contract electronically. The City is required to complete its internal review and return an executed contract within six months of receipt to avoid withdrawal of the award. Mr. Meskimen recommended the Council accept the award from PWB and authorize the Mayor to sign.

Council Member Kate Schooler made a motion to accept the PWB award with a total of \$980,000, consisting of \$490,000 in loan funding and \$490,000 in grant funding with the loan carrying an interest rate of 0.53% with a five year term and authorize the Mayor to sign all related documents. Council Member Melissa Maldonado seconded. Motion passed 5-0.

COUNCIL COMMENTS AND QUESTIONS:

Council Member Debby Kooy updated the Council and the public on the 2026 4th of July event. She stated that the event had over 8.2K visitors this year. Mrs. Kooy also wanted to share with the Council that 4th of July 2027 will be the City's 70th fourth of July Celebration.

ADJOURNMENT:

Council Member Patty Neff made a motion to adjourn the meeting. Council Member Debby Kooy seconded. Motion passed 5-0.

Meeting adjourned at 8:02 p.m.

Approved by the City Council at
an Open Public Meeting the
18th of August, 2026.

Juan Villalpando, Mayor

ATTEST:

Amy Grace, City Clerk-Treasurer

CITY OF GEORGE
P.O. BOX 5277
GEORGE WASHINGTON 98824

FARM LEASE

THIS FARM LEASE ("Lease") made and entered into by and between the City of George, Washington, a Washington municipal corporation ("Lessor"), and Travis Herring Farms, LLC, a Washington limited liability company ("Lessee"). Lessor and Lessee are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

1. **Lease.** The Lessor does hereby lease to the Lessee, the following described real estate situated in Grant County, Washington (the "Property"):

See Exhibit "A" which is attached hereto and incorporated herein by this reference.

2. **Term.** The term of this Lease shall be for six (6) years commencing on January 1, 2027 and ending on December 31, 2032 (the "Lease Term").

3. **Rental.** Lessee covenants and agrees to pay to Lessor as rent for the Property Five Hundred and 00/100 Dollars (\$500.00) per year, one half is payable on or before March 15th and the second half is payable on or before October 1st of each year. In the event Lessee fails or refuses to make a payment when it is due and owing, Lessor may terminate this Lease upon fifteen (15) days written notice to the Lessee. Termination of this Lease as a result of Lessee's failure to make a payment shall result in forfeiture by the Lessee of any right to any crop on the property at the time of termination.

3.1 **Early Termination.** After the first year of this Lease, Lessor shall be entitled, at its sole option and discretion, to terminate this Lease if the Lessor determines that the Property is needed for expansion of the City's neighboring Sewer Lagoon. In the event, the Lessor exercises its option, it shall provide Lessee six (6) months written notice prior to termination. Lessee shall be entitled to harvest the crops planted and growing on the Property on the date the notice of termination is provided to Lessee and shall retain the profits therefrom, even if the crop harvest occurs after the Property has been returned to Lessor. If this occurs, the terms of this Lease (including the requirement to pay rent) shall survive termination and shall continue to apply until the crop harvest is complete.

4. **City Permits and Required Farming Practices.**

4.1 Lessee acknowledges that Lessor utilizes the Property as a spray field for disposal of Lessor's municipal wastewater in coordination with Lessee. Lessee acknowledges that Lessor will operate and discharge municipal wastewater through the irrigation systems onto the Property at any and/or all times, regardless of the type, stage or condition of Lessee's crop(s), weather conditions, or season. Lessee understands, assumes and accepts all risk of loss that may arise, or

damage to Lessee's crops from said discharge, and releases Lessor from all claims and liability therefrom, and agrees to hold and save Lessor harmless from and against said loss or damage that may result from the Lessor's discharge of wastewater onto the Property, including but not limited to damage related to saturation or freezing, or crop productivity.

4.1.1 Lessee further acknowledges that Lessor's utilization of the Property as a spray field for municipal wastewater discharge is dependent upon, and subject to, discharge permits issued by the Washington State Departments of Ecology ("Ecology") and Health (the "DOH"). To ensure compliance with the permit requirements, Lessee agrees to submit a crop plan to Lessor at least thirty (30) days prior to planting for approval by the Mayor of Lessor. Lessee agrees and acknowledges that Lessee must comply with the permit requirements in its use of the Property, and that it must comply with any recommendation or directive issued by or from Ecology and the DOH regarding the Property, activities conducted thereon, or the type of crop(s) to be planted thereon, regardless of the existing status of any crop on the Property.

4.1.2 Lessee agrees to farm each year all irrigable portions of said Property not put to use by Lessor in its wastewater lagoon operation; to raise the greatest amount of crops to properly care for all growing crops in a good and husbandlike manner; to irrigate in accordance with accepted prevailing local irrigation practices; and to harvest all crops in proper season; and, failing to do so, the Lessor, or Lessor's agent, may enter upon said Property and properly care for and harvest said crops, and the reasonable compensation therefor, and the expenses thereof, shall be a preferred lien on Lessee's interest in said crops.

4.1.3 The use of the Property is limited to crops that may be grown in accordance with Ecology regulations for wastewater land which are incorporated by reference. Those regulations are not required to be recorded with the Lease to be considered a portion of the Lease. Lessee agrees to permit inspection of the farmed area by Ecology, Lessor and Lessor's consultants. Lessee shall coordinate farming practices and operations with the Lessor's operation of the wastewater treatment plant as determined in the sole discretion of the Lessor.

4.1.4 Cattle grazing may occur if the State of Washington Department of Ecology approves.

4.2 Lessee agrees to furnish all the machinery, equipment, and labor necessary to farm the Property properly; to faithfully cultivate the farm in a dutifully thorough and business-like manner; to keep the said Property in as good a condition as reasonably possible during the term of this Lease; to prevent all unnecessary waste or loss or damage to the Property; and to keep the Property neat and orderly at all times.

4.3 It is fully understood and agreed by Lessee that the City assumes no responsibility for crop yields or the ultimate marketability of any crops grown on the Property.

5. Conditions of Property. Lessee agrees to care for and maintain said Property and the improvements thereon in substantially the same condition as existed at Lessee's entry thereon,

reasonable wear and tear and damage by the elements excepted. Lessee shall not permit waste on the Property; shall perform soil conservation practices in accordance with accepted standards in the community; shall irrigate and water the Property in such a manner as to prevent excessive erosion, washing away of soil or the drying up of farm crops. Lessee shall maintain the grade of all fields and ditches as affects flowage substantially as the same existed at Lessee's entry and at the expiration of the term hereof, shall surrender the Property to Lessor clean, tidy and free of debris.

6. **Improvements.** Lessee may place on the Property improvements, providing the Lessee bears the complete cost of the improvements and that Lessor's Mayor approves such improvements in writing in advance. At the end of the Lease Term, it is agreed that all improvements shall revert to Lessor. In the event the City terminates this Lease prior of to the end of the Lease Term in compliance with Paragraph 3.1, Lessor shall refund Lessee an amount of money equal to the pro rate remaining value of the improvements based on the remaining crop years of the Lease Term. By way of example, if Lessee spends \$15,000 for improvements and Lessor terminated the Lease effective after the third crop harvest, Lessor shall pay Lessee \$7,500 (\$15,000 divided by 6 crop years in the Lease Term equals \$2,500 per crop year. \$2,500 per crop year times 3 remaining crop years equals \$7,500).

7. **Maintenance and Repair.** Lessee shall, at Lessee's sole cost and expense, maintain in good condition and repair throughout the term of this Lease all of said Property, fences (fence repair only if the Lessee or its agents are responsible for the damage), improvements, and all other equipment, excluding irrigation equipment related to Lessee's operation of the irrigation field, which shall be maintained at the sole cost and expense of the Lessee. The Lessee is responsible for minor repair up to \$1000 per occurrence. Upon the termination of this Lease, Lessee shall surrender the Property, all the improvements, and equipment for which Lessor holds title, to the Lessor in good condition and repair, subject only to the consequences and effect of reasonable wear and tear.

8. **Access.** Access to the Property is limited to the designated agent for the Lessee, Travis Herring and with Lessor's permission to suppliers, field personnel and custom farm harvesters. Gates are to remain locked at all times except when Travis Herring or another authorized person is on site. Lessee is to provide its own lock for the gates. The gates must be locked in such a way that either the Lessee's or the Lessor's lock will open the gate. Lessee shall maintain the fence adjacent to the irrigated field, to prevent unauthorized entry onto the Property.

9. **Compliance with Governmental Regulations.** Lessee certifies and agrees that Lessee is and will remain in full compliance with all applicable state and federal laws governing the use of the Property. Lessee covenants and agrees to pay and be solely responsible for all water charges assessed by the Bureau of Reclamation ("Reclamation") or Irrigation District having jurisdiction for irrigation water used on the Property, including any "full cost" charges and shall defend, indemnify and hold Lessor harmless therefrom. Further, in the event Lessee, on account of Lessee's noncompliance with or violation of any of such laws or regulations, is prevented from irrigating all or any portion of the Property, the same will not constitute a failure of consideration

of this Lease, and Lessee shall remain obligated to pay all rent required by the terms of this Lease and all charges with respect to irrigation water charged or imposed by Reclamation or the Irrigation District having jurisdiction and shall defend, indemnify and hold Lessor harmless therefrom, irrespective of the automatic termination of this Lease.

The irrigation water allocated to Lessor's entire parcel may be used by Lessee in any lawful manner.

10. Taxes and Assessments. Lessor shall pay any real property taxes and other assessments levied by any governmental agency against the Property. Lessee shall pay leasehold excise tax, currently at the rate of 12.84 percent, to the Lessor for use of the Property. Lessee shall also pay all personal property taxes levied against the personal property located on the Property.

11. Water and Electrical. Lessee agrees to pay all irrigation charges and assessments for irrigation water used on the Property, including minimum, supplemental, excess water and construction charges. Lessor shall send the Quincy Columbia Basin Irrigation District assessments and charges to Lessee upon receipt by Lessor. Lessor agrees to pay all electrical charges for the facility.

12. Inspection. Lessor shall have the right to enter upon the Property personally or by its agent or employees at any reasonable time during the Lease Term to determine if Lessee is complying with the terms, conditions, covenants and provisions herein. Lessor shall have the right to make improvements not inconsistent with the rights of the Lessee.

13. No Hunting Rights. Lessee and Lessor shall prohibit hunting on the Property.

14. Operating Expenses. Lessee agrees to pay for all expenses incurred in any way in the operation of the Property, including but not limited to, costs of fertilizer, seed, pesticides, harvesting costs, transportation costs, labor, custom work and equipment hire.

15. Weeds. During the term of this Lease, particularly during the growing season and immediately after completion of harvest, Lessee shall, at the sole cost and expense of Lessee, cut, burn, pull, treat or otherwise dispose of all noxious weeds on the Property, particularly those which may grow or accumulate along fences, ditches or other improvements, field borders, rights-of-way, drains, roads and other uncultivated areas, which shall include disposing of all noxious weeds before the same go to seed regardless of whether such disposal is required by law. In the event Lessee does not dispose of all weeds as required by this provision, Lessor shall have the right to dispose of the same and Lessee hereby specifically agrees that Lessee will, on demand of Lessor, reimburse Lessor for all costs and expenses incurred by Lessor in disposing thereof.

16. Wastewater Disposal. Lessee agrees to assume all responsibility and liability for the disposal of waste water on the Property in a lawful manner without damage to adjoining or

neighboring lands at the sole cost and expense of Lessee and to defend, indemnify and hold Lessor completely harmless therefrom.

17. Indemnity and Insurance. Lessee shall defend, indemnify and hold Lessor harmless from all claims, liability and damages arising out of or in connection with the possession, use, occupation or operation of the Property or mere presence thereof by Lessee or Lessee's agents, employees, independent contractors, successors, assigns, family, invitees, licensees, or any third persons either lawfully or unlawfully on the Property and shall procure and keep in full force during the term of this Lease a comprehensive liability insurance policy in the amount of \$1,000,000 combined single limit with \$2,000,000 aggregate to defend, indemnify and protect Lessee, Lessee's family or any third person or persons and/or property arising out of or in connection with the possession, use, occupation and operation of the Property and shall also carry public liability and property damage insurance with reference to any motor vehicle used in connection with the possession, use, occupation and operation of the Property. Lessee's duty to defend, indemnify and hold Lessor harmless from all such claims, liability and damages arising out of the acts or omissions of Lessee shall survive the termination of this Lease. Lessor shall be named as an additional insured on each such policy and Lessor's insurers shall provide Lessor thirty (30) days' prior written notice of any intent to cancel said policy.

17.1 Lessee shall deliver all policies and renewals of the required insurance coverages to the Lessor. Failure to maintain the required coverages as provided for herein and failure to deliver the policies and renewals thereof to Lessor shall constitute a default of this Lease.

17.2 Lessor does not provide insurance that will cover the Lessee's personal property that may be located on the demised Property. Lessee may purchase personal property insurance in the amount sufficient to insure Lessee's personal property which might be used in Lessee's operation of the business or which might be present on the Property. In the event Lessee elects to forego maintaining personal property insurance, and Lessee suffers loss of personal property stored on the Property, Lessor shall not be liable for any costs associated with repairing or replacing the personal property.

18. Sublease or Assignment. As this is a Lease entered based upon the knowledge and experience of the Lessee, and its management, Lessee shall not have the right to assign this Lease or to sublease any portion of the Property.

19. Liens and Insolvency. Lessee agrees that any and all liens arising out of work performed at Lessee's request, materials furnished at Lessee's request or obligations incurred by Lessee which may attach to the Property and/or the crops being raised thereon pursuant to this Lease, shall be paid before delinquency by the Lessee. It is further agreed that if Lessee fails to discharge any lien as herein provided, said failure shall be deemed a breach of this Lease, and Lessor may terminate and cancel this Lease at Lessor's option. In the event the Lessee should become insolvent, voluntarily or involuntarily bankrupt, or if a receiver, assignee, or other liquidating officer is appointed for the business of the Lessee, the Lessor may cancel this Lease at Lessor's

option. It is further agreed that termination and cancellation of this Lease shall not be the exclusive remedy of the Lessor.

20. Landlord's Lien. It is hereby mutually understood and agreed by the parties that, in order to secure the payment of rent and the faithful performance of all terms and conditions of this Lease by Lessee, Lessor has and shall retain a crop lien upon all crops grown, growing or to be grown on the Property or proceeds thereof pursuant to Chapter 60.11 RCW, Lessee shall execute any and all documents deemed necessary by Lessor to ensure that the security interest(s) and lien provided for herein are and remain continuously perfected until all rent plus any interest, costs and other charges or expenses to be paid by Lessee by the terms of this Lease are fully paid. This crop lien shall not be subordinate to any other lien.

21. Default. Time is of the essence of each and every provision herein. No waiver or any breach of any covenant, condition or other provisions of this Lease shall waive any other covenant, condition, provision or any further breach. In the event of default by the Lessee under any covenant, condition or other provision of this Lease, the Lessor may by notice in writing, declare Lessor's intention to terminate and cancel this Lease, and if the Lessee shall remain in default for thirty (30) days after receipt of such notice, the Lessor may, at Lessor's option, and in addition to other remedies provided for herein, immediately declare this Lease to be terminated and canceled and all rights of the Lessee shall terminate. The Lessor shall be entitled to retake possession of the Property; provided, however, that in the event Lessor so takes possession, the Lessee shall be entitled to its just share of the crops growing on the Property, subject to any lien which exists in favor of the Lessor and subject to any costs incurred by the Lessor due to such default. The termination of this Lease as herein provided shall not be a waiver of the Lessor's rights to recover for unpaid rent under this Lease. Any actions taken by the Lessor to farm or have said lands farmed or to enter into a subsequent lease shall be considered only as actions to mitigate damages. In the event the Lessee abandons the Property, the Lessor shall have the right to take immediate possession of the Property without forfeiting the right to seek other remedies as herein provided.

22. Notices. Any notice required to be served in accordance with the terms of this Lease shall be hand delivered or sent by certified mail, return receipt requested, to the addresses listed below.

Lessee:

Travis Herring Farms, LLC
14255 Rd. 3 N.W.
Quincy, WA 98848

Lessor:

City of George
PO Box 5277
George WA 98824

23. No Partnership. It is agreed between the Parties that this Lease shall in no manner be construed as a partnership between Lessor and Lessee, and neither Party shall have authority to obligate the other without their written consent.

24. **Attorney's Fees and Costs; Venue.** It is agreed and understood that in the event it is necessary for either Party to engage the services of an attorney to enforce the provisions of this Lease, except as otherwise provided specifically in this Lease, each Party shall be responsible for its own attorney's fees, and costs regardless of the outcome of the dispute. Venue of any suit or action shall be in Grant County, Washington.

25. **Amendments or Modifications.** Amendments to any provisions herein shall be made in writing and executed in the same manner as the original document.

26. **Binding Effect.** The provisions of this Lease shall extend and apply to and firmly bind the heirs, beneficiaries, personal representatives, estates, successors, and assigns of the Parties.

APPROVED by the City Council for the City of
George at an Open Public Meeting the ____
day of _____, 2026.

By _____
Juan Villalpando, Mayor

APPROVED by Travis Herring Farms, LLC
the ____ day of _____, 2026.

By: _____
Travis Herring, Managing Member

STATE OF WASHINGTON)
) ss.
County of Grant)

I certify that I know or have satisfactory evidence that Juan Villalpando is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of the City of George to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2026.

 _____ (Printed name)
 NOTARY PUBLIC, state of Washington
 My appointment expires _____

STATE OF WASHINGTON)
) ss.
County of Grant)

I certify that I know or have satisfactory evidence that Travis Herring is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Managing Member of Travis Herring Farms, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2026.

 _____ (Printed name)
 NOTARY PUBLIC, state of Washington
 My appointment expires _____

EXHIBIT "A"

The parcel of land that is located north of Beverly Burk Road in farm unit 108, Irrigation Block 78, Forth Revision, Columbia Basin Project, Grant County, Washington, according to the plat thereof filed July 31, 1959, all in the north half of Section 31, Township 19 North, Range 24 E.W.M., more particularly described as follows:

Beginning at the northeast corner of section 31, township 19 north, range 24 E.W.M.; thence north 90° 00' 00" west along the north line of said section, 1557.93 feet to the northwesterly corner of a tract of land conveyed to Harry and Winifred Davey by deed recorded under Auditor's File No. 940720002, and the True Point of Beginning; thence south 43° 52' 51" east along the southwesterly line of said Davey tract 533.07 feet; thence south 46° 02' 32" west, 1374.95 feet; thence north 43° 57' 29" west, 477.59 feet; thence south 46° 02' 31" west, 486.86 feet to the centerline of the West Canal, as shown on said farm unit plat; thence north 35° 56' 00" west along said West Canal centerline, 1645.3 feet to the north line of said section 31; thence north 90° 00' 00" east, 2264.32 feet to the True Point of Beginning.

EXCEPT THEREFROM THE FOLLOWING:

That portion of Farm Unit 108, Irrigation Block 78, Fourth Revision Columbia Basin Project, according to the plat thereof filed July 31, 1959, all in the North half of Section 31, T19N, R24 E.W.M. Grant County, Washington used by the Lessor for sewer lagoons, facilities, structures, access and operations of Lessor's sewer lagoons.

Attachment - **Applicant Certification**

WHEREAS, City of George is applying to the Washington State Public Works Board for funding for an eligible project; and

WHEREAS, RCW 43.155.070 requires that applicants planning under RCW 36.70A.040 must have adopted comprehensive plans in conformance with the requirements of chapter 36.70A RCW, and must have adopted development regulations in conformance with requirements of chapter 36.70A RCW; and

WHEREAS, RCW 70A.205.055 requires a comprehensive Solid Waste Management Plan to be adopted by the city or county; and

WHEREAS, RCW 70.235.070 requires Greenhouse Gas Emission Reduction; and

WHEREAS, RCW 43.155.070(8) requires that a project for a solid waste or recycling facility is consistent with and necessary to implement the comprehensive solid waste management plan adopted by the city or county under chapter 70A.205.055 RCW; and

WHEREAS, the applicant certifies that it has a currently adopted plan for each and every one of the systems it owns and operates and that these plans fully conform to the specifics within this application; and

WHEREAS, RCW 43.155.070 requires that county and city applicants must have adopted the local optional one-quarter of one percent Real Estate Excise Tax, as described in chapter 82.46 RCW; and

WHEREAS, the local government must be using all local revenue sources which are reasonably available for funding public works, taking into consideration local employment and economic factors; and

WHEREAS, the applicant states that their Capital Facility Plan (or similar) is consistent with the Comprehensive Land Use Plan of the jurisdiction in which they provide service; and

WHEREAS, the local governing body has approved submission of this application to the Public Works Board; and

WHEREAS, the applicant certifies that, there is currently no litigation in existence seeking to enjoin the commencement or completion of the above-described public facilities project or to enjoin the applicant from repaying the loan extended by the Public Works Board with respect to such project. The applicant is not a party to litigation which will materially affect its ability to repay such loan on the terms contained in the loan agreement; and

WHEREAS, the applicant recognizes and acknowledges that the information in the application forms is the only information which will be considered in the evaluation and/or rating process. Incomplete responses will result in a reduced chance of funding. In order to ensure fairness to all, the Public Works Board does not accept any unsolicited additional written materials or permit applicants to make presentations before the Board; and

WHEREAS, it is necessary that certain conditions be met as part of the application process; and

WHEREAS, RCW 43.155.060(3) requires that the project will be advertised for competitive bids and administered according to standard local procedure; and

WHEREAS, the award will not exceed the maximum amount allowed by the Public Works Board of eligible costs incurred for the project; and

WHEREAS, any loan arising from this application constitutes a debt to be repaid, and Amy Grace has reviewed and concluded it has the necessary capacity to repay such a loan; and

WHEREAS, the information provided in this application is true and correct to the best of the government's belief and knowledge and it is understood that the state may verify information, and that untruthful or misleading information may be cause for rejection of this application or termination of any subsequent funding agreement(s); and

NOW THEREFORE, The City of George certifies that it meets these requirements, and further that it intends to enter into a funding agreement with the Public Works Board, provided that the terms and conditions are satisfactory to both parties.

Signed:

Name:

Juan Villalpando

Title:

Mayor

Date:

7/23/20



Powered by [ZoomGrants™](#) and

Washington State Dept. of Commerce
Public Works Board
Public Works Board
FY27 PWB Traditional Application Cycle
Deadline: 7/31/2026

City of George
George Water System Plan Update

Jump to: [Application Summary](#) [Application Questions](#) [Tables](#) [Documents](#)

\$ 100,000.00 Requested

Project Contact

Amy Grace
cityclerk@cityofgeorge.org
Tel: 5097855081

Additional Contacts

rpowers@g-o.com

City of George

PO Box 5277
102 E Richmond Ave
George, WA 98824
United States

Telephone 5097855081
Fax
Web

Mayor

Juan Villalpando
Mayorjuan@cityofgeorge.org

Application Summary [top](#)

General Applicant and Project Information

1. Type of Project:

Select one. If you have more than one application for a different type, select Open Programs above and select Apply Again.

- ☐ OPEN UNTIL 7/31/2026 - Construction
☒ OPEN CONTINUOUSLY - Pre-Construction

2. System Type:

Select the type of system(s) for which you are seeking PWB funding. For the primary system, use 1. For any other systems the project affects, rank 2-6 in order of relative impact. If the project does not affect a system, leave that line blank.

- | | |
|----------------------|--------------------------------|
| <input type="text"/> | Bridges |
| <input type="text"/> | 1 Domestic Water |
| <input type="text"/> | Roads/Streets |
| <input type="text"/> | Sanitary Sewer |
| <input type="text"/> | Solid Waste/Recycling/Organics |
| <input type="text"/> | Stormwater |

1.00 TOTAL

3. Input your Statewide Vendor Number (SWV) using 00000000-00 format and Unified Business Identifier (UBI) using 000000000 format. Do not include "SWV" or "UBI" in the boxes below. These fields are limited to 10 characters.

A SWV number is required at the time a contract is awarded. If you don't have one, put zeros in this field. Statewide Vendor Number Search: <https://ofm.wa.gov/it-systems/accounting-systems/statewide-vendorpayee-services/statewide-vendor-number-lookup>

0007408-00 SWV #

139002301 UBI #

139,002,301.00 TOTAL

4. Describe the scope and deliverables of the project that would be funded by PWB. If the proposed project is part of multiple phases or part of a larger project, please briefly summarize the other phases/parts of the project and clearly identify which portions would be funded by PWB with this application.

Public Works Board funding will provide a comprehensive update to the City's 2017 Water System Plan to maintain compliance with the Department of Health. This update is critical to capturing the state of the system and incorporating several completed capacity improvements since the last plan.

The update will address ongoing efforts to resolve groundwater production issues resulting from declining water levels in the central Washington groundwater aquifers. The Plan will meet the requirements of the Washington State Department of Health (DOH) Water System Planning Guidebook.

The update will evaluate the existing system's ability to meet current and future demand, identify deficiencies, and establish a 10-year financial plan for improvements. Chapters will deliver required programs for wellhead protection, emergency actions, and water use efficiency. PWB funding applies strictly to this planning and evaluation process, establishing the baseline for future water system management.

5. What is the problem/opportunity being addressed?

Please upload any supporting documentation such as compliance letters, monitoring reports, data or technical reports, award letters, etc.

The project updates the 2017 Water System Plan as required by WAC 246-290-100 which mandates 10-year updates. It creates a strategic roadmap and financial plan for future system resiliency and to prevent future water source issues.

Project Need

6. Describe how this project addresses the problem/opportunity and if future work will be required to fully resolve it.

This project will update the City's expiring Water System Plan while creating a strategic plan for the City's long-term water security.

Under Washington State Department of Health regulations, water system plans must be updated at least every ten years. The City's current plan expired on June 27, 2026. Updating this document is essential to maintain regulatory compliance and eligibility for state infrastructure funding. This update will also allow for the approval of new water connections as needed.

This project offers an opportunity to address the City's efforts to mitigate the ongoing water shortage, including the replacement of the City's Well 3, due to declining aquifer levels affecting the Columbia Basin. This planning process allows the City to analyze these issues and formulate a plan to improve water source security and capacity. The updated plan will revisit and establish emergency action protocols, water efficiency programs, and source protections to prevent future shortages. Additionally, it will deliver a

10-year financial plan to ensure the City can systematically fund future infrastructure upgrades while keeping local utility rates stable and affordable.

While this project resolves the immediate regulatory requirements and outlines future projects to address the City's water system deficiencies, additional work will be required to fully resolve the system's physical vulnerabilities. Capital improvements established in the Plan will require future engineering design, permitting, and construction.

Completing this update now provides the data and state approval necessary to successfully secure funding for any future construction phases.

7. Project funding will be used to:

Please select all that apply.

- ☐ Construct new infrastructure
- ☐ Replace/repair/enhance existing infrastructure
- ☐ Prepare for future project(s)
- ☒ Create or update a planning document

8. Will this project complete the Construction from a previous Pre-Construction award from the PWB?

- ☐ Yes
- ☒ No

9. What is the "compelling case" for this project? Why should the PWB consider funding this project?

This project addresses an urgent regulatory deadline and is essential for the accelerating local growth. Because the City's current plan expired on June 27, 2026, it has reached the end of its statutory lifecycle under Washington State Department of Health (DOH) regulations. Securing PWB funding now ensures the City avoids a significant lapse in compliance. A lapse could pause the City's ability to approve new water connections, stifling major upcoming residential developments and disqualify the City from competing for future state and federal capital infrastructure grants. Funding this pre-construction phase keeps the City legally compliant and financially eligible to support the eminent economic expansion.

The project offers an exceptional return on investment by maximizing past state and local dollars to meet new demand. Over the last nine years, the City independently executed and funded several major capacity improvements to stabilize the local network. This planning effort allows the City to officially integrate those new capital assets into an updated system model.

This project represents the basis for long-term disaster mitigation amid increased system strain. The City's water system has previously proven vulnerable, highlighted by past water source shortages and a primary well running completely dry. Adding new residential neighborhoods and industrial users to the water system makes resilient planning capacity an absolute necessity. The PWB's investment will directly produce the data-driven, 10-year financial plan, water quality protections, and emergency protocols needed to protect both existing citizens and new investments, making it the precise type of high-utility planning the PWB is designed to foster.

10. What would the impact be on your community if this project didn't receive funding?

The delay of the Water System Plan being updated would affect the City's ability to apply for funding to certain agencies that require an updated plan for construction projects. The plan would also account for future economic growth and add connections based on future demand. Should the update be delayed, the City may not have an adequate amount of connections for future planning needs. Additionally, by establishing capital improvement projects in an updated Plan, the City will be prepared for any necessary repairs, such as future source capacity issues.

11. In accordance with Governor Executive Order 21-02, PWB conducts the archaeological and cultural resources review and Tribal Consultation prior to any ground-disturbing activities, land

acquisition, demolition, or construction. Do not submit the EZ-1 or EZ-2 form to DAHP. ALL APPLICANTS must complete a NEW EZ-1 form as a part of their application regardless of GEO 21-02 or National Historic Preservation Act Section 106 completion. Completion of NEPA or SEPA does not necessarily constitute GEO 21-02 completion.

Has a Section 106 or GEO 21-02 review already been completed in the last five years? If yes, please upload that documentation to sections D, E, and F below.

☐ Yes

☒ No

Documents Requested *

A) EZ-1 Form

[download template](#)

B) Detailed PDF map(s) of project area or project area shape files (if available).

C) Project location(s) information sheet

[download template](#)

D) Section 106 or GEO 21-02 Completion Letter, if applicable

E) Evidence of tribal notification for completed Section 106 or GEO 21-02 process, if applicable

F) Map showing the Area of Potential Effect (APE) of completed Section 106 or GEO 21-02 process, if applicable

Required? Attached Documents *



[EZ1 Form](#)



[Water Service Area](#)



[Project Location Information](#)

Application Questions [top](#)

COMMUNITY FINANCIAL PROFILE

1. Select the loan repayment fund(s) dedicated for loan security. This info will be incorporated into the contract if awarded.

If the loan security will be a special assessment district, include the district's name in this application.

☐ General Obligation

☒ Domestic Water Revenue Obligation

☐ Sanitary Sewer Revenue Obligation

☐ Stormwater Revenue Obligation (NOTE: local governments performing a stormwater project that have not created a storm water utility or a combined sanitary sewer/storm sewer utility may not use this option)

☐ Solid Waste Revenue Obligation

☐ Local Improvement District: This loan is payable from special assessments collected from a Local Improvement District, Local Utility District or any other similar special assessment district created to for the purpose of making the improvements financed by this loan.

2. Utility Rates: (if applicable)

Answers are limited to 10 characters. Abbreviate if necessary and use "n/a" if not applicable.

What is the number of Equivalent Residential Units (ERU's)?

What is the current base monthly fee for a single-family household paid by residential customers of your facility/system?

Additional residential rate per 100 cubic feet (CF)?

When was the last time rates were increased?

Yearly How frequently do you review your utility rates?

2,408.81 TOTAL

3. Number of people in your jurisdiction:

762

4. Approximate number of people served by the system or asset in the last calendar year:

762

5. Percentage of the system affected by this project:

100

PROJECT OUTCOMES

6. Rank the System Impact Categories your project addresses from highest impact (1) to lowest impact (4):

If any of these categories do not apply, leave blank. Disregard the "Total" generated by this field.

1 Public Health & Safety

3 Environmental Health

2 System Performance

4 Economic Development/Growth

10.00 TOTAL

7. Explain how this project fits your selections for System Impact Categories:

Public Health & Safety:

This is the highest priority. The project addresses the immediate threat of a Department of Health regulatory lapse (WAC 246-290-100), secures emergency action and drought protocols following a major well failure, and ensures long-term, reliable drinking water and fire protection for families.

System Performance: This planning effort is heavily focused on system capability. It uses advanced engineering to model the network, identify infrastructure deficiencies, and integrate several past capacity upgrades into an operational baseline.

Environmental Health: This category is directly supported by the project through the development of an updated Wellhead Protection Plan, Water Quality Program, and Water Use Efficiency (WUE) technical information required for plan approval.

Economic Development/Growth: Any economic growth is technically dependent on the first three categories. Getting this plan approved avoids a state-mandated connection moratoriums, which keeps the door open for upcoming residential and industrial developments.

8. If applicable, describe how this project solves, mitigates, or prevents a public health and safety issue.

If this is not applicable, put N/A.

This project directly protects public health and safety by addressing source, storage and distribution system issues. In the past, the community has faced water shortages and a primary municipal well running completely dry. These situations create immediate safety risks, as sudden drops in water pressure can pull contaminants into the pipes, lead to boil-water advisories, and leave the City without enough water pressure to fight fires. This engineering and planning project allows the City to update emergency action protocols, update capital improvement projects to prevent future supply shortages.

Additionally, the project ensures the City stays in compliance with Washington State Department of Health

regulations. This update will include the City's current dedicated Water Quality Program, a Wellhead Protection Plan, and a Cross Connection Control Plan. These deliverables act as a defense against pollution, chemicals, or bacteria entering the public drinking water. Combined with a 10-year financial plan to fund future repairs, this project ensures the City can systematically protect its infrastructure and guarantee a safe, uninterrupted water supply for local families.

9. If applicable, describe how this project solves, mitigates, or prevents environmental degradation.

If this is not applicable, put N/A.

This project helps prevent environmental degradation by creating a roadmap for smart water management and natural resource protection.

The project provides a Wellhead Protection Plan, the Water Quality Program, and the Water Use Efficiency Program. The protection plan maps out the land around our wells to keep chemical runoff, fertilizers, and pollutants from contaminating the aquifer. Meanwhile, the water efficiency program tracks water usage, evaluates and aims to eliminate system leaks, and sets water conservation goals.

10. What potential climate change impacts did your jurisdiction consider when selecting and designing this project? How does your jurisdiction plan to address or mitigate impacts that climate change may have on this asset?

Climate Change Impacts:

While completing this Water System Plan update, our City will consider the growing climate risks facing our region. State studies show the Columbia Basin faces long-term threats to water security, including shrinking snowpack, longer summers, and declining underground water levels. Having already dealt with severe water shortages and a dry municipal well, we know these climate pressures are likely to worsen. Higher summer temperatures will increase water demand from families and planned industrial developments at the exact same time our natural groundwater levels are dropping. The City will need to update the Plan to reflect the changing water supply as development occurs and water demand increases.

Plan to Address and Mitigate Impacts:

The City will use this funded planning process to build climate protection directly into our new Water System Plan. To address these impacts, the plan will project water demand over the next 20 years, accounting for hotter summers and local growth. The engineering analysis will evaluate the depth and health of our existing wells against dropping groundwater tables to pinpoint exactly where the City needs repairs or new backup water sources to prevent an emergency.

Additionally, the project will update our Emergency Action Plan with clear steps to handle severe droughts. It will also establish a Water Use Efficiency Program focused on fixing distribution system leakage (DSL) and reducing water waste.

11. Will this project reduce waste product(s), create energy efficiencies, or reduce carbon emissions? If yes, describe how.

The water system plan will not specifically reduce waste products or carbon emissions, or create energy efficiencies. The Plan will provide for infrastructure improvements that may have energy efficient features. The Plan will also outline a formal Water Use Efficiency (WUE) Program to target and reduce distribution system leakage. Capital improvements will also aim to optimize water system infrastructure efficiency.

12. If applicable, describe how this project addresses or prevents system performance issues or lack of service.

If this is not applicable, put N/A.

The Water System Plan update will address system performance issues. The plan will analyze the condition of existing water infrastructure to identify current localized deficiencies, such as low water pressures or aging pipes.

The resulting plan will develop 20-year projections of system demand to determine if the City's existing

infrastructure is able to handle local growth, including planned residential and industrial developments. The plan will include a 10-year Capital Improvement Plan that prioritizes physical upgrades like expanded water storage or new backup water sources. By completing the plan, the City ensures that existing families and new businesses maintain uninterrupted water service and reliable fire protection for decades to come

13. If applicable, describe how this project impacts economic or housing development, including any impacts to affordable housing as defined by RCW 36.70A.030.

If this is not applicable, put N/A.

The City of George has a Median Household Income (MHI) of \$55,000. Under RCW 36.70A.030, affordable housing means total housing costs, including utilities, do not exceed 30% of a family's income. This planning project will plan for local economic growth and protects affordable housing by unlocking new developments, preventing utility rate spikes, and allowing for affordable housing units.

The City of George faces immediate growth pressures that strain its existing water infrastructure. As documented in the City of George Housing Needs Assessment, shifting market values are driving an urgent need for housing expansion to support the regional workforce. Active local developments such as the phased, multi-year Sage View Estates project on East Montmorency Boulevard and steady single-family infill construction on Chinook Avenue directly prove this residential demand. Additionally, the City of George Comprehensive Plan targets light industrial and commercial growth along the strategic Interstate 90 logistics corridor. Rather than drilling costly new wells, this project delivers targeted improvements to optimize existing system capacity, efficiency, and reliability to absorb the ongoing development pressure. See attached housing assessment and related articles concerning housing needs.

Updating the Water System Plan ensures the City maintains its legal authority to issue new water connections. This avoids state-mandated connection moratoriums, allowing planned residential neighborhoods and industrial sites to move forward, which creates local jobs and expands the city's tax base.

Families earning the average MHI or customers below the poverty level are highly vulnerable to sudden financial burdens. This project creates a 10-year financial plan to manage our water system assets. By planning ahead instead of reacting to expensive infrastructure emergencies, the City keeps utility rates stable and predictable, ensuring total housing costs remain under the statutory 30% affordability threshold.

Finally, to support future affordable housing projects under Growth Management Act goals, the City must use hydraulic calculations and data modeling to prove water availability. This updated plan calculates exactly how much capacity our system has to safely support higher-density and multi-family zoning without straining our groundwater supply.

LOCAL MANAGEMENT EFFORT

14. Identify when your jurisdiction last updated the below planning documents. If there is a relevant part of a particular plan below that references this project, upload that section of the document to this application. Use MM/YY format.

If your jurisdiction does not complete a listed document, put "n/a" in the "last updated" box.

06/22	Comprehensive Plan
N/A	Capital Facilities or Improvement Plan
09/17	General Water Plan (or similar)
2026	General Sewer Plan (or similar)
06/26	General Road/Street Plan (or similar)
N/A	General Stormwater Plan (or similar)
N/A	Solid Waste/Recycling/Organics Management Plan (or similar)
N/A	Asset Management Plan

15. How do you currently maintain and sustainably operate the system(s) for which you are applying? How will you achieve long-term sustainability of the finished project and its associated outcomes?

The City of George currently operates and maintains its water utility through a dedicated enterprise fund supported entirely by local ratepayer revenues. The utility's annual budget is structured to absorb ongoing operations and maintenance costs, ensuring that the existing network remains safe and functional.

Daily operations and routine system maintenance are managed by a certified operator who monitors water quality, tracks system pressures, and performs preventative equipment repairs. Additionally, over the last nine years, the City has successfully integrated and managed several independently funded capacity improvements to stabilize the local network for our current residents.

Achieving long-term sustainability for the finished Water System Plan depends heavily on the 10-year financial plan and Capital Improvement Plan (CIP) that this project will deliver. The resulting financial strategy will analyze the utility's long-term revenue requirements and rate structures. This ensures the City can reliably fund future asset replacements and well upgrades without causing local utility rates to skyrocket. By establishing this financial framework, the City guarantees that its utility fund will remain self-sustaining and capable of backing future infrastructure needs. Furthermore, long-term operational sustainability is secured through the specific asset management tools built directly into the plan update.

The completed project will deliver updated Water Use Efficiency programs to set conservation goals, a Wellhead Protection Plan to shield our groundwater from pollution, and modernized drought response protocols. This planning effort ensures that our physical water supply, operational practices, and financial strategy remain resilient for years to come.

FACT-FINDING QUESTIONS

16. Are there any barriers or time constraints restricting or delaying the completion of this project? If yes, explain.

There are no barriers to completing the plan; however, ultimate approval of the plan from Dept of Health can take considerable review time.

17. What is the remaining useful life of any existing components/assets being replaced by this project?

The existing plan expires in 2027.

18. When this project is complete, what will be the approximate useful life of the asset(s) in years?

The approximate useful life of the Water System Plan funded by this application is 10 years.

While the planning document itself has a 10-year regulatory life, the capital improvements that will be developed in this plan (such as water mains, storage tanks, and well infrastructure) typically have a useful life ranging from 20 to 50+ years once constructed.

19. How have you engaged the community of neighborhood(s) impacted by the proposed project? How did that engagement impact the design and/or prioritization of the project?

If you have any documents showing your community engagement efforts, please upload those to the Documents tab. Note: PWB does not consider presentations to your own governing body (example: standing Council Meetings) as community engagement.

George engaged residents on past well issues through public meetings. This project prioritizes long-term security, drought protocols, and leak reduction inside the plan, which will be finalized using mandatory public hearings to ensure community input.

20. If this project will be completed in partnership with other organizations, agencies, or

regionalized efforts, list the partnerships and describe the role of each partner.

Letters of support or negotiated letters of agreement from major partners should be attached to this application.

There are no other partners on this project.

21. Does this project require coordination with other infrastructure projects, either internal or external? For example, a water main replacement project that coincides with a transportation improvement project or a bridge construction project that is connected to a stormwater project. If yes, describe or explain and provide documentation under the Documents tab of the other connected infrastructure project(s) and construction schedule(s).

☐ Yes, describe:

☒ No

22. Does your project area overlap an area that may include any other jurisdictions' assets? If so, how have you coordinated with those jurisdictions to address any potential impacts to their assets that this project may cause?

There is no overlap.

23. List the permits that will be necessary to complete this project and their current status.

There are no permits required to complete the plan, only DOH approval after its completion.

24. Does this project impact any communities or lands of a federally-recognized Tribe? If yes, describe how your jurisdiction has engaged with that Tribe and what the outcomes of that engagement were.

If yes, please include a letter of support or similar correspondence from the affected Tribe.

There is no impact from the plan.

25. Has a State Environmental Policy Act (SEPA) Checklist been completed for this project and submitted to the Washington Department of Ecology? If yes, include that documentation in this application.

PWB does not require SEPA completion, but the documentation is helpful for additional context if available.

☐ Yes

☒ No

☐ Not Applicable

26. Does this project encourage economic development through mixed-use and mixed income development?

☐ Yes

☒ No

27. Does this project create new, family-wage jobs, and avoid shifting existing jobs from one Washington state community to another?

☐ Yes

☒ No

28. Does this project consolidate or regionalize a system?

☐ Yes

☒ No

29. Does this project connect a road or water, sewer, or stormwater services to a new affordable housing development as defined by RCW 36.70A.030 (5)?

See <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.030> for reference. If this project supports affordability for existing housing but does not connect service to a new affordable housing

development, select No.

☐ Yes

☒ No

30. I understand that, per the PWB's Performance Incentives Policy, any Construction project awarded funding after July 1, 2025 will be eligible for performance incentives C or D listed in the policy ONLY if the actual Notice to Proceed date for the project is no more than 3 months after the Construction Start Date/Notice To Proceed date listed in the Estimated Project Schedule/Cost/Readiness to Proceed table in the next section of this application.

See <https://deptofcommerce.box.com/s/euuvctjydnzosdlgbkprf20uvkigq7k6> for the policy.

☒ Yes

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Estimated Project Schedule/Cost/Readiness to Proceed

Activity	Current Status	Percent Completion Complete Date	Total Project Amount	PWB Requested Amount
System Planning Document Update (if applicable)	Not Completed	0 % 12/27 (Mo/Yr)	\$ 100,000	\$ 100,000
30% design/Engineering Report/Preliminary Engineering	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
60% design	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
90% design	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
100% design/Bid Documents	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Regulatory Agency Approval of Design (if applicable)	Not completed (DOH)	0 % 03/28 (Mo/Yr)	\$ 0	\$ 0
Cultural and Historical Resources Review (Section 106 or Executive Order 21-02)	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Environmental Review	Completed with plan	0 % 06/27 (Mo/Yr)	\$ 0	\$ 0
Land/Right-of-Way Acquisition/Site Control	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Permits	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Community Engagement	Not Completed	0 % 06/27 (Mo/Yr)	\$ 0	\$ 0
Investment Grad Efficiency Audit (if applicable)	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Pre-Construction Contingencies	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Award Construction Contract	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Construction Start/Notice to Proceed	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Construction Management	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Construction Inspection Activities	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0

Construction Complete	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Substantial Completion	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Construction Contingencies	N/A	0 % N/A (Mo/Yr)	\$ 0	\$ 0
Total		0 %	\$ 100,000	\$ 100,000

Project Funding - Attempts

Type of Funding (Grant, Loan, Local)	Identify Source	Amount	Outcome (Planned, Applied, Denied, etc)	Date of Outcome
1. PWB Application	Grant/Loan	\$ 100,000	Applying	07/2027
2.		\$		
3.		\$		
4.		\$		
5.		\$		
Total		\$ 100,000		

Project Funding - Secured or Already Spent

Type of Funding (Grant, Loan, Local)	Identify Source	Amount	Outcome (Already Spent, Budgeted, Awarded, etc.)	Date of Outcome	Contract No. (if applicable)
1. None to date	N/A	\$ 0			
2.		\$			
3.		\$			
4.		\$			
5.		\$			
Total		\$ 0			

Contingent or Matched Funds

Type of Funding (Grant, Loan, Combo)	Identify Source	Amount
1. None Secured		\$
2.		\$

Documents [top](#)

Documents Requested *

Applicant Certification
[download template](#)

Greenhouse Gas Policy

Project Site/Asset Photos

Project contact list
[download template](#)

Optional: Income Survey (See Guidelines)
[download template](#)

For Rate-Based Systems include

Required? Attached Documents *

☒ [Application Certification](#)

☒ [Greenhouse Gas Policy](#)

☒ [George Photo](#)

☒ [Project Contact List](#)

[Water Rates](#)

*Estimated per connection rate increase for debt service coverage. If no rate increase anticipated, provide explanation for debt service coverage strategy; *Adopted rate structure

[Rate Impact](#)

SEPA Checklist (if applicable)

Regulatory order, negotiated letter of agreement, court order or evidence of new requirement to be met (if applicable)

[Declaration of Emergency](#)

Letter(s) of Support

Evidence of proactive community engagement work (e.g. fliers, meeting minutes, social media posts, etc.)

[Water System Plan Amendment Meeting Notice](#)

Project-specific documentation (e.g. references in CIP/WSP/etc. reports, data, etc.)

[Facility Plan Amendment 2025](#)

[2023 Capacity Analysis](#)

[CAD Homes Newspaper Article](#)

[2025 Housing Needs Assessment](#)

Other Misc. Documents

* ZoomGrants™ is not responsible for the content of uploaded documents.

Application ID: 524469

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